WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

G-BWP-23-8375

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1024531 **DEEDWARR**
07/10/2023 02.27 57 PM 2 pgs
Fees $13 00 Taxes $1,276 50

20230710-0052645

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Emily Tiger and Brian Hartzell	**Truist Bank**	
(NAME)	(NAME)	**100-00-0-090.00**
8375 Old Pond Creek Road	**1001 Semmes Avenue**	
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	**Richmond, VA 23224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL CHARLES CHAPIN AND MADISON CHAPIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY TIGER AND BRIAN HARTZELL, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

BEGINNING AT AN IRON ROD (OLD) IN THE CENTERLINE OF OLD POND CREEK ROAD AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO JOHN R RADFORD ETUX AS OF RECORD IN DEED BOOK 9576, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID IRON ROD ALSO BEING SITUATED IN THE WESTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO BOBBY F. WEBB AS OF RECORD IN DEED BOOK 11355, PAGE 7000 (DEED TRACT IV), SAID REGISTER'S OFFICE, THENCE,

1. WITH THE WESTERLY PROPERTY LINE OF SAID BOBBY F WEBB, IN PART, SOUTH 00 DEGREES 55 MINUTES 25 SECONDS WEST, 595.33 FEET TO AN EXISTING METAL T-POST IN THE NORTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO PAMELA MARIE WHITE BUSH ET AL AS OF RECORD IN INSTRUMENT NO 20050317-0029507, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE,
2. WITH THE NORTHERLY PROPERTY LINE OF SAID PAMELA MARIE WHITE BUSH ET AL, IN PART, SOUTH 88 DEGREES 49 MINUTES 36 SECONDS WEST, 350 89 FEET TO AN IRON ROD (NEW) IN THE DAVIDSON/CHEATHAM COUNTY LINE; THENCE,
3. LEAVING SAID NORTHERLY PROPERTY LINE, AND WITH A NEW SEVERANCE LINE THROUGH WHICH THIS TRACT IS A PART OF, BEING WITH THE DAVIDSON/CHEATHAM COUNTY LINE, NORTH 04 DEGREES 16 MINUTES 16 SECONDS EAST, 740.32 FEET TO AN IRON ROD (NEW) IN THE CENTERLINE OF THE AFOREMENTIONED OLD POND CREEK ROAD, SAID IRON ROD ALSO BEING IN THE SOUTHERLY PROPERTY LINE OF THE AFOREMENTIONED JOHN R RADFORD ETUX PROPERTY, THENCE,
4 WITH THE CENTERLINE OF OLD POND CREED ROAD, AND THE SOUTHERLY PROPERTY LINE OF SAID JOHN R RADFORD ETUX PROPERTY, SOUTH 61 DEGREES 33 MINUTES 26 SECONDS EAST, 166 99 FEET TO A POINT; THENCE,
5 SOUTH 70 DEGREES 26 MINUTES 25 SECONDS EAST, 168 15 FEET TO THE POINT OF BEGINNING AND CONTAINING 218642 SQUARE FEET OR 5 019 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES

THE ABOVE-DESCRIBED TRACT IS SUBJECT TO AN EASEMENT FOR ROADWAY PURPOSES FOR OLD POND CREEK ROAD AS SHOWN HEREON.

Being the same property conveyed to Michael Charles Chapin and Madison Chapin, husband and wife by Special Warranty deed from The Bank of New York Mellon, as Indenture Trustee for Mid-State Capital Corporation 2010-1 Trust of record in Instrument No. 20220614-0067369 Register's Office for Davidson County, Tennessee, dated May 12, 2022 and recorded on June 14, 2022

This conveyance is subject to
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable
- Easement of record in Instrument Number 20070629-0077599, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **8375 Old Pond Creek Road, Pegram, Tennessee 37143**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this the 5th DAY OF JULY, 2023

Michael Charles Chapin by Logan Bell, Attorney in Fact
Michael Charles Chapin by Logan Bell,
Attorney in Fact

Madison Chapin by Logan Bell, Attorney in Fact
Madison Chapin by Logan Bell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Logan Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MICHAEL CHARLES CHAPIN, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL CHARLES CHAPIN

Witness my hand and official seal, this the 5th of July, 2023

Notary Public
My Commission Expires
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Logan Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MADISON CHAPIN, and who acknowledged he/she/they executed the same as the free act and deed of the said MADISON CHAPIN

Witness my hand and official seal, this the 5th of July, 2023

Notary Public
My Commission Expires
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212